

# Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

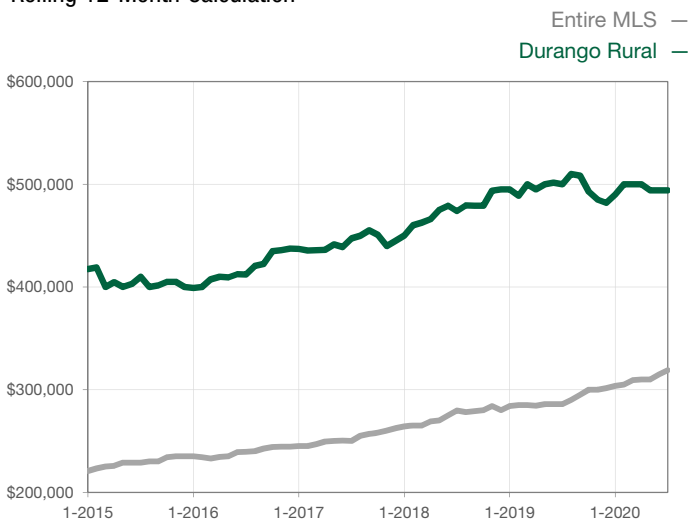
Single Family	July			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	73	63	- 13.7%	409	318	- 22.2%
Sold Listings	35	53	+ 51.4%	200	198	- 1.0%
Median Sales Price*	\$493,500	<b>\$486,900</b>	- 1.3%	\$499,000	<b>\$520,000</b>	+ 4.2%
Average Sales Price*	\$604,785	<b>\$546,476</b>	- 9.6%	\$558,507	<b>\$572,110</b>	+ 2.4%
Percent of List Price Received*	97.2%	<b>98.1%</b>	+ 0.9%	97.5%	<b>97.7%</b>	+ 0.2%
Days on Market Until Sale	92	<b>129</b>	+ 40.2%	126	<b>160</b>	+ 27.0%
Cumulative Days on Market Until Sale	94	<b>136</b>	+ 44.7%	146	<b>182</b>	+ 24.7%
Inventory of Homes for Sale	269	<b>182</b>	- 32.3%	--	--	--
Months Supply of Inventory	9.2	<b>6.2</b>	- 32.6%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	July			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	4	4	0.0%	37	22	- 40.5%
Sold Listings	4	5	+ 25.0%	20	18	- 10.0%
Median Sales Price*	\$428,750	<b>\$605,000</b>	+ 41.1%	\$320,450	<b>\$299,500</b>	- 6.5%
Average Sales Price*	\$427,250	<b>\$574,000</b>	+ 34.3%	\$392,420	<b>\$380,828</b>	- 3.0%
Percent of List Price Received*	99.6%	<b>97.8%</b>	- 1.8%	99.1%	<b>97.0%</b>	- 2.1%
Days on Market Until Sale	64	<b>141</b>	+ 120.3%	104	<b>159</b>	+ 52.9%
Cumulative Days on Market Until Sale	64	<b>194</b>	+ 203.1%	104	<b>187</b>	+ 79.8%
Inventory of Homes for Sale	18	<b>16</b>	- 11.1%	--	--	--
Months Supply of Inventory	5.7	<b>5.8</b>	+ 1.8%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

